

BOARD OF ADJUSTMENT

CASE NO. 2353

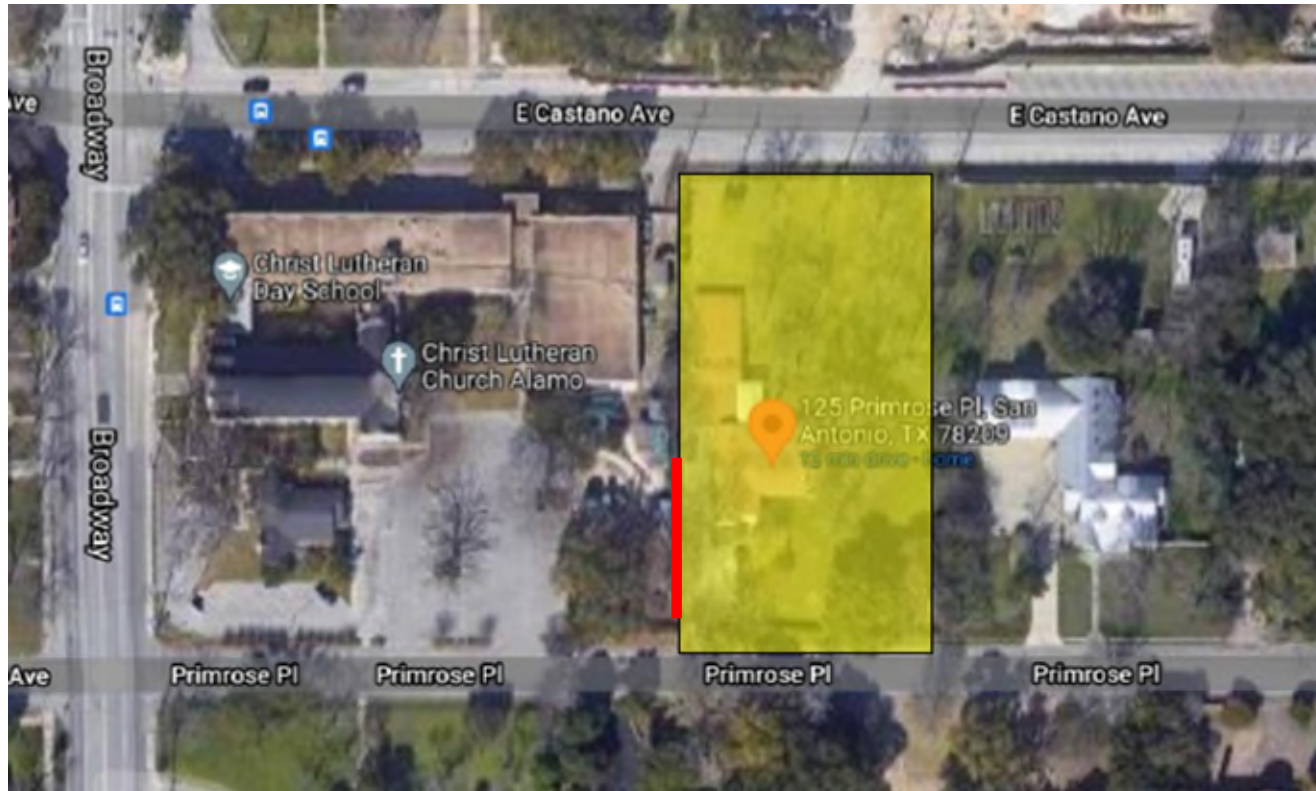
125 PRIMROSE



COMMUNITY DEVELOPMENT

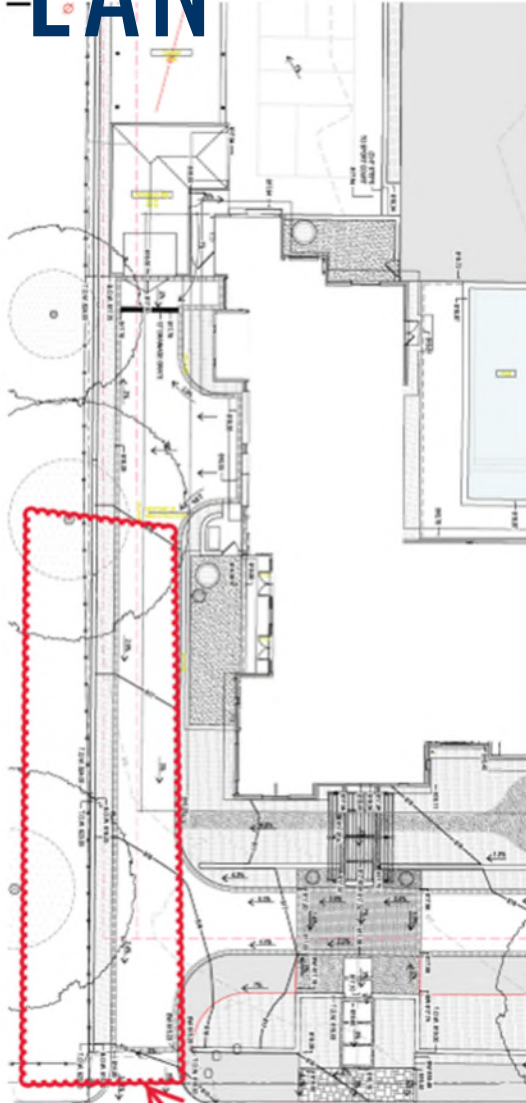
Presented by:
Lety Hernandez
Director

PROPERTY



- SF-A
- North side of Primrose, east of Broadway

SITE PLAN



POLICY ANALYSIS



- Hardships
 - None identified concerning lot size, lot shape, or topography.
- Considerations
 - Property to the west, Christ Lutheran Church, would be able to obtain a permit for a 6ft high fence at the rear property line without a request for a variance.

PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (4) Neutral: (0)
 - Oppose: (0)

**BOARD OF ADJUSTMENT
CASE NO. 2354
111, 119, 131, 133 & 135 KATHERINE CT**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- MF-D
- North side of Katherine Ct, east of Broadway
- New 3-story MF construction with covered parking



BACKGROUND

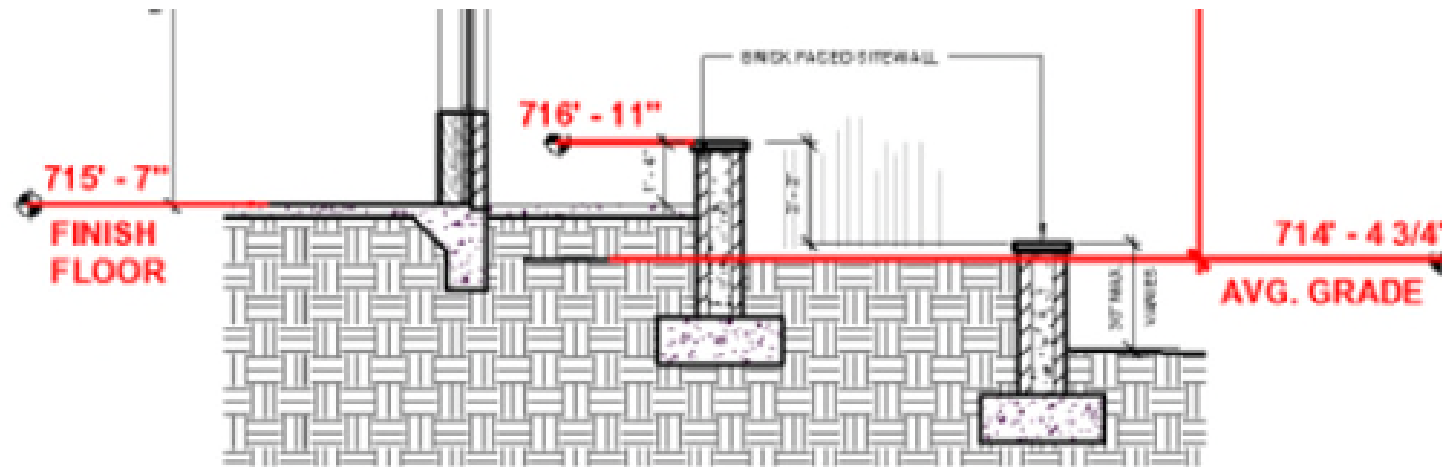
- June 14, 2021 – Notice of Intent
- June 17, 2021 – Preliminary Review by ARB
- September 07, 2021 – Planning & Zoning
 - Rezoning of 111 Katherine Ct from B-1 to MF-D
 - Replat of four (4) properties into one (1)
 - September 13, 2021 – City Council approval
- September 21, 2021 – Demolition Review by ARB
 - Significance of existing structures – 100% demolition
 - September 27, 2021 – City Council approval

BACKGROUND



- January 05, 2022 – Board of Adjustment
 - Considered request for five (5) variances and voted to table the case for the February 02, 2022 meeting.
- After January 05, 2022 BOA meeting, applicant submitted a height exhibit section with setback area average grade calculations.

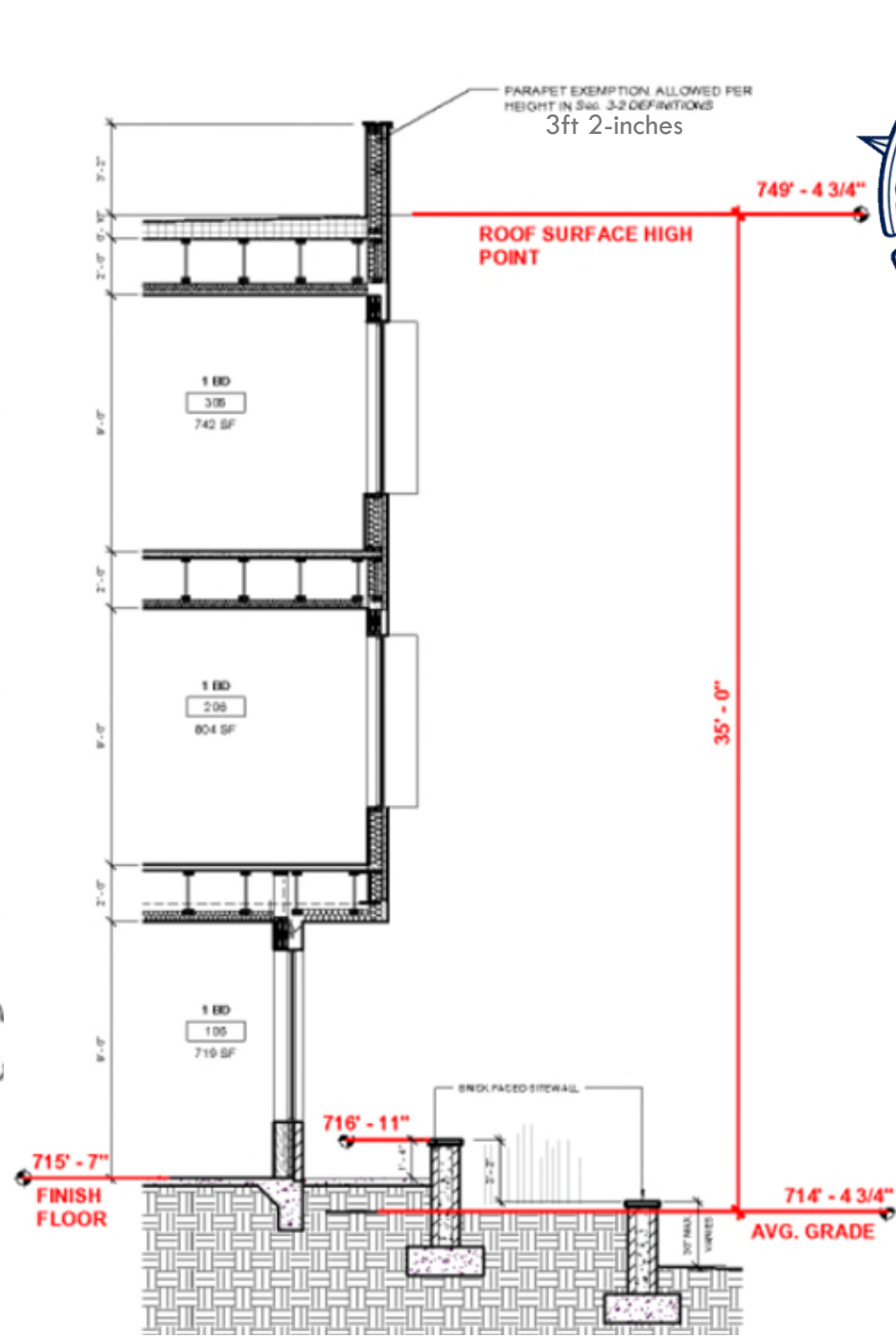
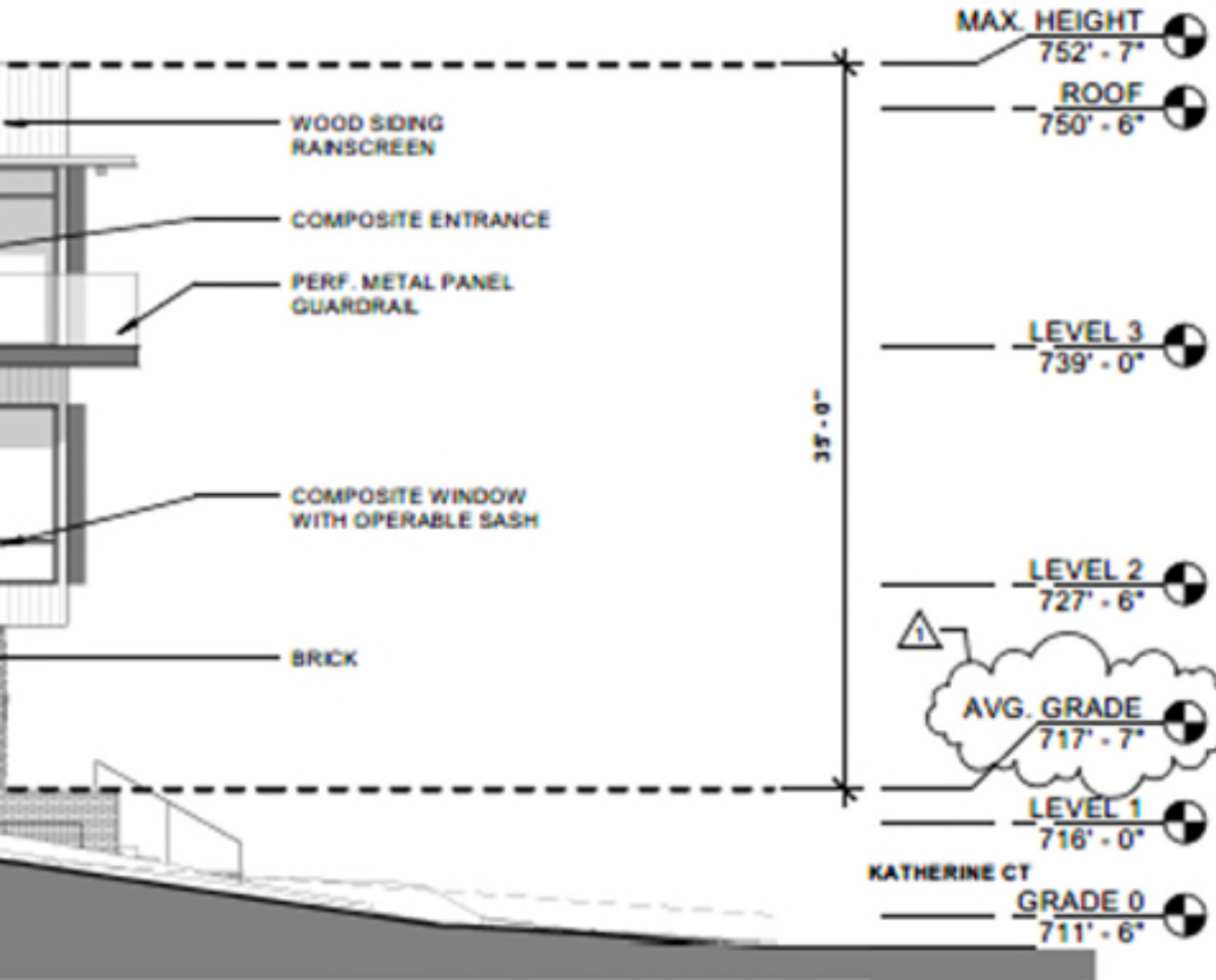
HEIGHT EXHIBIT BRICK FACED SITE WALL



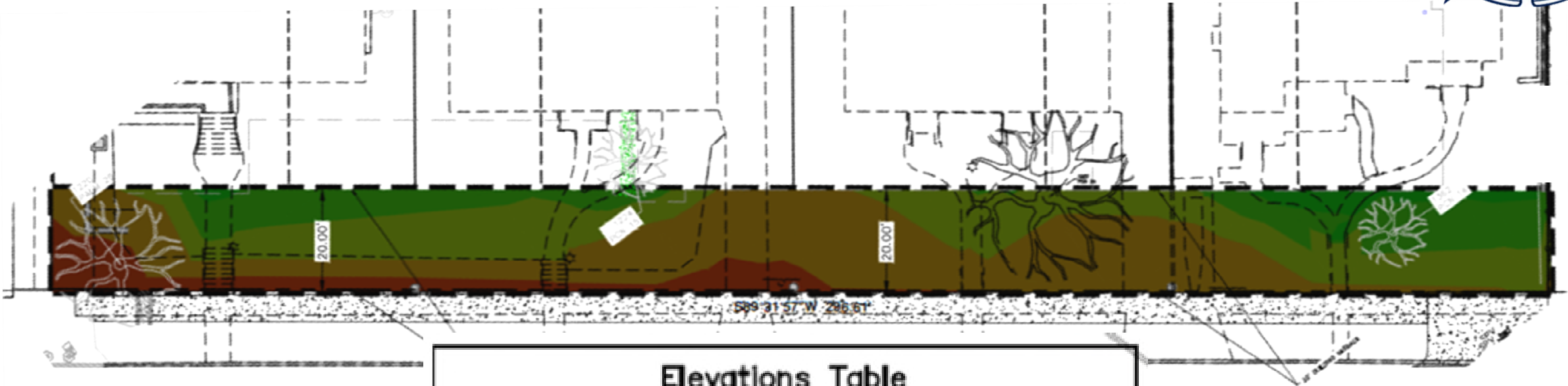
① WALL SECTION - AVG. GRADE 714.4'
3/8" = 1'-0"

Height from average grade
2ft 6-¹/₄ inches

HEIGHT EXHIBIT BUILDING SECTION



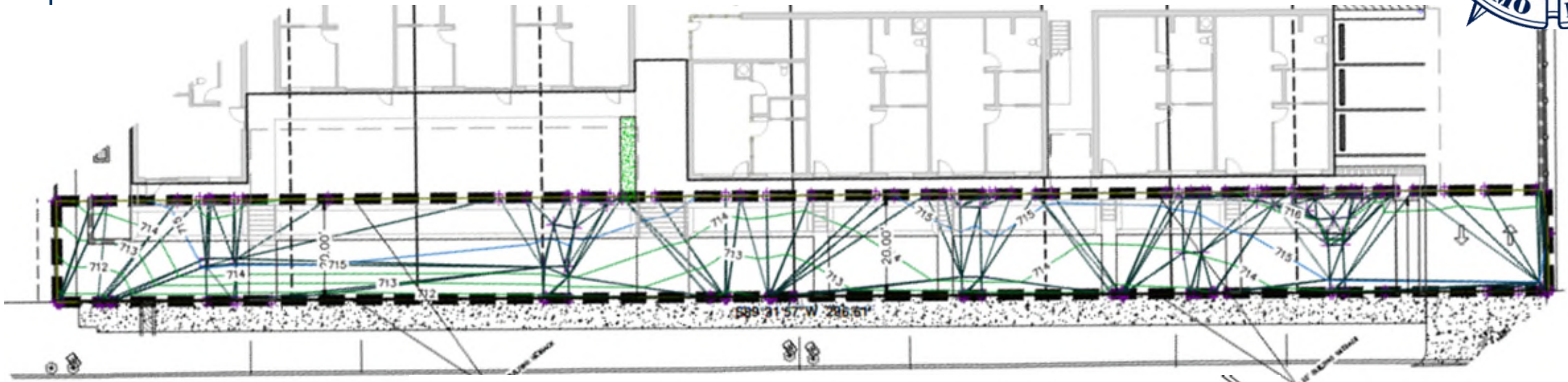
GRADE CALCULATION EXHIBIT



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	710.64	712.77	620.94	Dark Brown
2	712.77	714.69	2441.35	Medium Brown
3	714.69	715.48	1784.24	Olive Green
4	715.48	716.13	930.10	Dark Green
5	716.13	716.33	150.75	Bright Green

WEIGHTED AVERAGE ELEVATION = 714.31

GRADE CALCULATION EXHIBIT



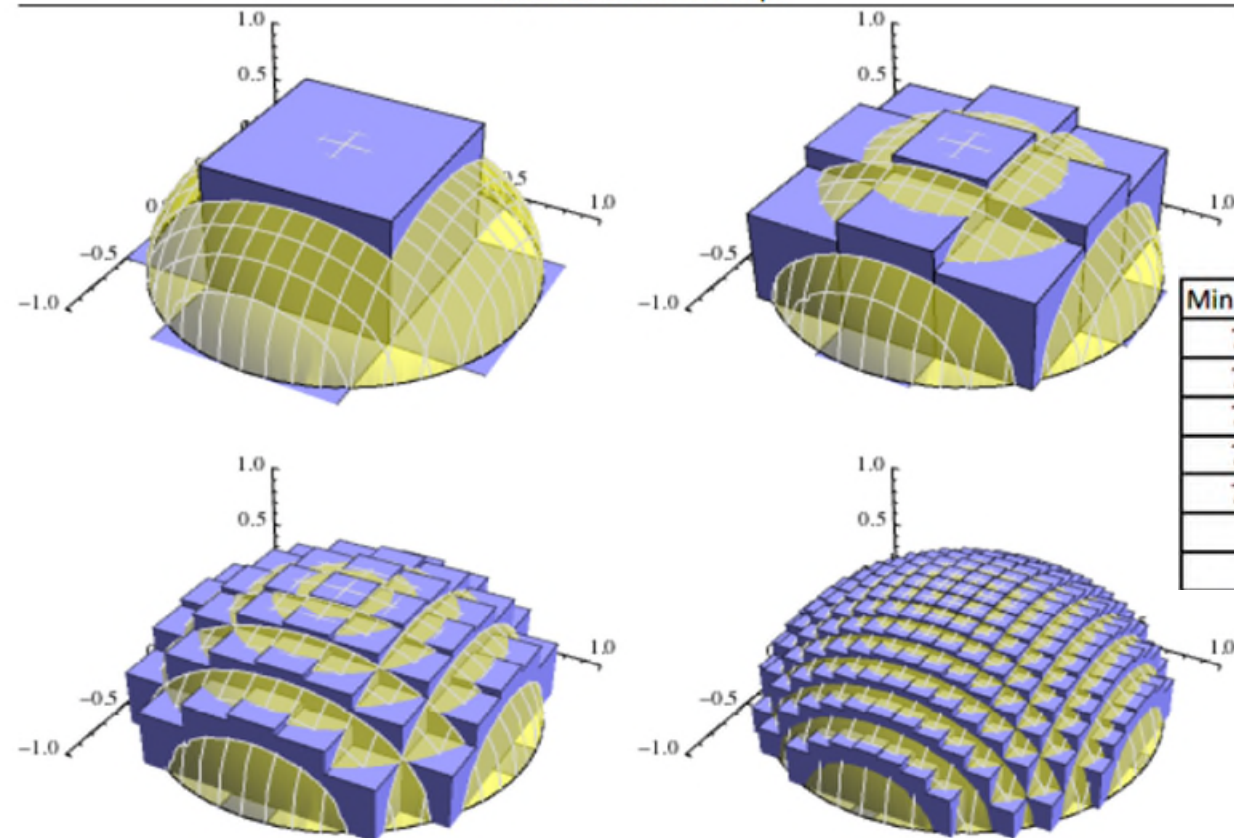
SETBACK AREA GRADE STATISTICS

Statistics	Value
General	
Revision number	0
Number of points	170
Minimum X coordinate	2139756.43'
Minimum Y coordinate	13720904.15'
Maximum X coordinate	2140053.25'
Maximum Y coordinate	13720926.56'
Minimum elevation	710.64'
Maximum elevation	716.33'
Mean elevation	714.40'
Extended	
TIN	

GRADE CALCULATION EXHIBIT



Visualization of Concept



Building Setback Zone Average Elevation Calculation

Min Elev.	Max Elev.	Elevation Midpoint	Surface Area (SF)	Volume of Elevation Range
710.64	712.77	711.705	620.94	441926.1027
712.77	714.69	713.73	2441.35	1742464.736
714.69	715.48	715.085	1784.24	1275883.26
715.48	716.13	715.805	930.1	665770.2305
716.13	716.33	716.23	150.75	107971.6725
			5927.38	4234016.002
Volume of Elevation Range divided by Surface Area gives weighted average of elevations:				714.3149

POLICY ANALYSIS



- Based on the elevation and grade exhibits with elevation calculations provided, the City determined that the revised proposed overall height of the main structure does comply with the allowable maximum 35ft height. Due to the revisions, it is our opinion that item four (4) of the initial request will no longer require a variance.
- No hardships identified concerning lot size, shape, or topography.
- Project will be subject to Final Review by the ARB and approval by City Council.



PUBLIC NOTIFICATION

- Postcards – Not required due to announcement during public meeting and results posted online.
- Notices posted - City website and on property
- Responses received as of January 05, 2022:
 - Support: (0) Neutral: (0)
 - Oppose: (9)
- No additional responses have been received as of the January 05, 2022 meeting.